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26 Lucksfield Way
Ecclesden Green
Angmering
BN16 4GX

2.6.15

Ref : Application A/68/15/PDH Proposed extension to 24 Lucksfield Way ,
Ecclesden Green , Angmering – Extension to rear of property - 4m in depth and 3m
high

Objection to the above proposal

Background

I own 26 Lucksfield Way, Ecclesden Green, Angmering BN16 4GX and have done so since it was first built in 2006. The development was completed by JW Strattons several years after the Bramley Green development was completed. The development consists of approximately thirty 4 and 5 bedroom town houses, some terraced, semi detached, link detached and detached. The target market for purchasers for these impressive houses were families and professional couples looking to purchase a family home. The cul-de-sac design included a green in the centre as well as a safe play area for the smaller children. I believe that the rationale behind the play area being developed was the fact that although the houses offered substantial accommodation the gardens were small in comparison. The actual footprint of the houses is small considering the amount of accommodation that they offer. The development has since grown into a close community

Light and shadow issues

I chose No. 26 for its southerly aspect (lounge and garden) so that I could enjoy the maximum sunlight all day and well into the evening in the lounge and I have created a large patio in my garden for this purpose. My lounge bay window overlooks my back garden and the garden is accessed by French doors from the lounge. I feel that the proposed extension at No 24 will significantly and adversely affect these attractive qualities of my home, I must therefore seriously object to the above planning application. My reasons are detailed below.

Objection to the dimensions of the extension

Other houses on the development have had sun lounge extensions up to 3 metres in depth which appear to be less intrusive as they are obviously not brick built and allow light through their transparent roofs/sides. My other neighbours at No. 28 have such an extension which doesn't adversely affect my property / garden. My house is attached to No 24 by the garage and first floor bedroom (link detached)

I believe that the boundary of the proposed extension will come right up to the existing boundary line between our two properties and that the current 1.52m (5 feet)

wooden fence will be replaced with a brick wall which will be 3 metre high - (6 feet 6 inches) which is a significant increase to the current fence height resulting in substantial loss of light in my lounge and will also result in significant shadowing of my garden for large parts the day

If the proposed cathedral type clear glass skylight was approved, anyone looking out of my first floor bedroom window (above my garage overlooking the garden) would look

Boundary and foundation issues

I believe that in order for the footings to be created, my side of the boundary line will need to be accessed and dug up. This would mean the digging up of part of my patio/ garden, which I do not feel is acceptable. I know that the slabs that were used are no longer made. If the proposal is approved I would want to know how this issue would be resolved to my satisfaction

I would also want confirmation that my houses foundations weren't adversely affected by any building works, or new foundations being dug.

If No 24 is given approval to build this proposed extension I feel that the value , 'sell ability' and my enjoyment of my property will be negatively affected.

Building line precedence

If approved, it will cause precedence for other home owners to consider similar size extensions which would significantly affect the aesthetics of the development and will ultimately affect property values and 'sell ability'. In my opinion the back gardens are not big enough to withstand an extension of this dimension.

Limited access for building works

No 24 has very limited back garden access in order for these proposed building works to be undertaken – if they are approved. The only access is through a garage area, then across the back of No22 using a narrow path. Skip usage would also be very difficult without significant inconvenience to their immediate neighbours

Yours Sincerely,



Carole Letts

